

November 14, 2022

Attention:

Denise Marshall – Director, Public Works Northumberland County

Sagar Babbar – Planner Municipality of Port Hope Planning and Development Services

Ms. Marshall,

Thank you for the Northumberland County Public Works Department Comments dated November 10, 2022.

As per your request for action/resolution please find the below comments referencing each point noted in the comments:

1. At this time the Application is only for the primary stated usage of the property, a year round farm market with café/bakery, any potential future usages would be addressed via a future site plan application. As a result, the stormwater management needs are unchanged at this time as the primary usage of the property and this application is relevant to the submitted drawings.
2. The planning report for this application sites a series of surrounding examples of zonings which accommodate for similar projects to this farm market. Municipalities adjacent to the municipality of Port Hope and also within the County of Northumberland have Development zones virtually identical to this application. Details of each of these zonings can be found within the planning report. The wording in this application has been chosen specifically to mimic these similar zonings. The planning report does include the potential future uses under point 2, page 11 of the report.
3. The spelling error is acknowledged within the planning justification report.
4. At this time the Application is only for the primary stated usage of the property, a year round farm market with café/bakery, any potential future usages would be addressed via a future site plan application and set-back permit applications.
5. At this time the Application is only for the primary stated usage of the property, a year round farm market with café/bakery. The required amount of Parking Spaces for a year round farm market with café/bakery meets the requirements laid out by the Municipality to prevent any on-street parking.
- 6, 7, 8. As indicated in Ms. Marshall's report these concerns are already addressed.
9. At this time the Site Plan Application is only for the primary stated usage of the property, a year round farm market with café/bakery. The submitted studies are based on the primary stated usage. Should additional uses be pursued a new site plan application would be submitted at that time.
10. At this time the Site Plan Application is only for the primary stated usage of the property, a year round farm market with café/bakery. Should the additional future uses be pursued then a new site plan application would be submitted at that time.
11. The building footprint/floor plan is unchanged since April 2022.
12. At this time the Site Plan Application is only for the primary stated usage of the

property, a year round farm market with café/bakery. Should additional future potential usage be pursued a site plan application reflecting that would be submitted at that time.

We trust that the above comments address each of the concerns highlighted in the report of Ms. Marshall. Should additional comment be required please do not hesitate to reach out.

Kind regards,

Jamie and Kristin Ferguson
289-251-6403